

KENNETH DALE MOORE
Rezoning and Special Use Permit Application
Project Narrative
March 1, 2004

Kenneth Dale Moore is applying for a rezoning of properties designated as Assessor's Parcels 024 128 (7307 George Washington Memorial Hwy.) and 024 133 (122 Whites Road) from R-20, residential, to IL, Conditional Limited Industrial. Mr. Moore is also applying for a Special Use Permit to allow the construction of a self-storage facility on those portions of the subject properties to be rezoned to IL. The portion of 7307 George Washington Memorial Hwy. fronting on Route 17 is zoned General Business and is not a subject of this application. Mr. Moore anticipates building offices on the portion of the property fronting on Route 17.

Mr. Moore has been attempting to find a suitable location to establish another satellite facility for his Stor-Moore self-storage facility on Route 17. This project addresses those issues raised by the Planning Commission and the Board of Supervisors with regard to the location of such facilities. These issues are as follows:

- **The use of Route 17 frontage for more attractive uses** – Only 1 of the subject properties has frontage on Route 17. This frontage is zoned GB, General Business, and Mr. Moore proposes to construct a brick-fronted multi-tenant office building on this frontage. This frontage would not be rezoned and is not the subject of this application.
- **The “highest and best use” of commercial property** – This proposal involves the rezoning of property currently zoned residential to a business use. This will result in increased tax revenues to the County and a reduction in public service demands that would otherwise accrue if residences were constructed on this property.
- **Compatibility with surrounding uses** – This rezoning application represents a logical extension of the Limited Industrial zoning in the adjacent Greene Industrial Park. There are only 2 occupied dwellings adjacent to the site, and a 50-foot transitional zoning buffer would be required adjacent to all residentially-zoned properties. In addition, Mr. Moore has agreed to construct a fence on his side of the 50-foot buffer adjoining the occupied dwellings, thus providing additional visual screening through the 50-foot strip of trees to remain within this buffer. Mr. Moore has also agreed to proffer out those uses that would create excessive noise.
- **Environmentally-sensitive development** – This property is located within the Watershed Protection Overlay District. In order to further safeguard the watershed, Mr. Moore has proffered out uses that involve the use of potentially hazardous chemicals. In addition, this property is not serviced by sanitary sewer. While development of this property for residential uses would necessitate sanitary sewer service, self-storage facilities have no such sewer requirement, thus providing further protection to the watershed.